

**AGENDA**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**SPECIAL MEETING**  
**THURSDAY, JANUARY 29, 2015**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**1. CALL MEETING TO ORDER**

**2. APPROVAL OF MINUTES:**

Approval of the December 18, 2014 special meeting minutes.

**3. REQUEST 15-HDC-01 FROM NIKOLAI VALDMANIS, PENINSULA HOME SERVICES, P.O. BOX 5813, TRAVERSE CITY, MICHIGAN, for:**

Approval of plans for the construction of a rear covered entry, a deck expansion and modification to the south elevation located at the property commonly known as **446 Webster Street**, Traverse City, Michigan (Boardman Neighborhood Historic District).

**4. REQUEST 15-HDC-02 FROM CHRIS FIFAREK, 13046 CENTER ROAD, TRAVERSE CITY MICHIGAN for:**

Approval of plans for the demolition of the rear portion of the home, construction of a rear addition with a deck and a new front porch located at the property commonly known as **319 West Eighth Street**, Traverse City, Michigan. (Central Neighborhood Historic District)

**5. OTHER BUSSINESS**

**6. ADJOURNMENT**

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

**MINUTES**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**SPECIAL MEETING**  
**THURSDAY, DECEMBER 18, 2014**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**PRESENT:** Commissioners Andres, Zacks, Crane (7:08), Mansuy, Vice-Chairperson Tobin and Chairperson Callahan.  
**ABSENT:** None.  
**STAFF PRESENT:** David Weston

**1. CALL MEETING TO ORDER**

*The meeting was called to order at 7:00 p.m.*

**2. APPROVAL OF MINUTES:**

Approval of the November 20, 2014 special meeting minutes.

*Motion by Commissioner Andres, seconded by Commissioner Zacks to approve the November 20, 2014 special meeting minutes as presented. Upon vote the motion carried 5-0.*

**3. REQUEST 14-HDC-22 FROM CHRIS FIFAREK, 13046 CENTER ROAD, TRAVERSE CITY MICHIGAN for:**

Approval of plans for the demolition of the rear portion of the home, construction of a rear addition with a deck and a new front porch located at the property commonly known as **319 West Eighth Street**, Traverse City, Michigan. (Central Neighborhood Historic District)

*Chris Fifarek presented drawings and answered questions from the Commission. Motion by Commissioner Tobin, seconded by Commissioner Andres to approve the demolition of the front and rear portion of the home with final drawing to be reviewed at a future meeting. Upon vote the motion carried 6-0.*

**4. REQUEST 14-HDC-21 FROM KEVIN AND BETH MURRAY 611 WEST EIGHT STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for demolition of an existing front porch and the construction of new front/side entry porch with a balcony located at the property commonly known as **615 West Eight Street**, Traverse City, Michigan (Central Neighborhood Historic District).

*Sarah Bourgeois, 921 West Eleventh Street presented drawings and answered questions from the Commission. Motion by Commissioner Tobin, seconded by Commissioner Zacks to approve the demolition and option 2 drawings without the balconies. Upon vote the motion carried 6-0. Commissioner Zacks will serve as the project Liaison.*

**5. REQUEST 14-HDC-05 FROM THOM DARGA, 101 NORTH PARK STREET, SUITE 318, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for the construction of a canopy located at the property commonly known as **106 East Front Street** (City Opera House), Traverse City, Michigan. (Downtown Historic District)

*Thom Darga presented drawings and answered questions from the Commission. Motion by Commissioner Tobin, seconded by Commissioner Andres to approve the conceptual design as presented with final design and details to be approved at a future meeting. Upon vote the motion carried 5-0. Commissioner Zacks abstaining from the vote.*

**6. OTHER BUSSINESS**

*None.*

**7. ADJOURNMENT**

*The meeting was adjourned at 8:20 p.m.*

Respectfully submitted

---

David M. Weston, Secretary

Date \_\_\_\_\_



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: JANUARY 19, 2015

Property Address: 446 WEBSTER TRAVERSE CITY, MI 49686

Local Historic District: \_\_\_\_\_

Existing Zoning Classification: \_\_\_\_\_

Architectural / Design Firm: DESIGN DEPOT INC., JOHN R. KITTE

Address: 3225 LOGAN VALLEY ROAD TRAVERSE CITY, MI 49686

Description of Plans: EXPAND EXTERIOR DECK BY ~~128~~<sup>128</sup> SQ. FT.

TOWARDS THE SOUTH ~~WEST~~ SIDES OF HOME. ALSO,  
ADD A COVERED ENTRY TO THE SOUTH FACING DOOR,  
EAST SIDE OF HOME TO BE REFRAMED TO CODE, REMOVE  
DOOR & 3 WINDOWS.

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: JOHN C. CORCORAN Phone: 231 590 5745 Fax: NONE

Address: 446 WEBSTER TRAVERSE CITY, MI 49686

Signature of Owner: [Signature]

Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: DESIGNATED REPRESENTATIVE / AGENT

GENERAL CONTRACTOR  
PENINSULA HOME SERVICES  
NIKOLAI VALDMIANIS



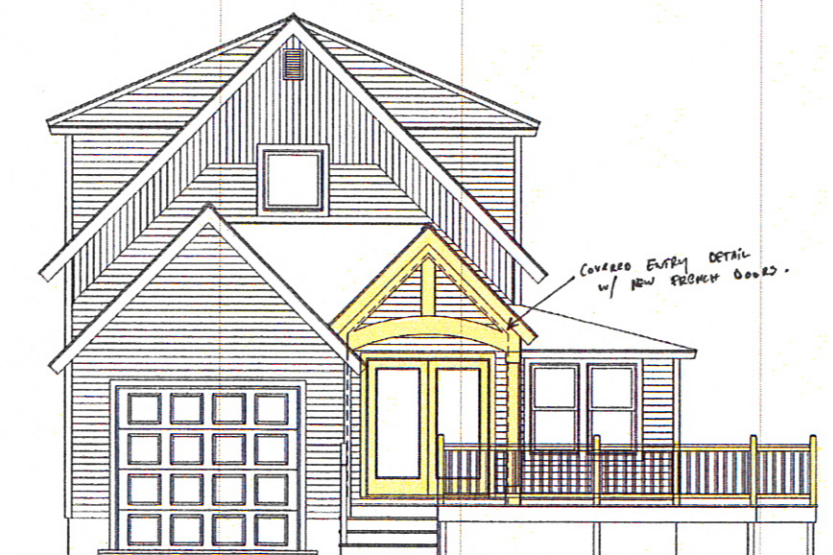
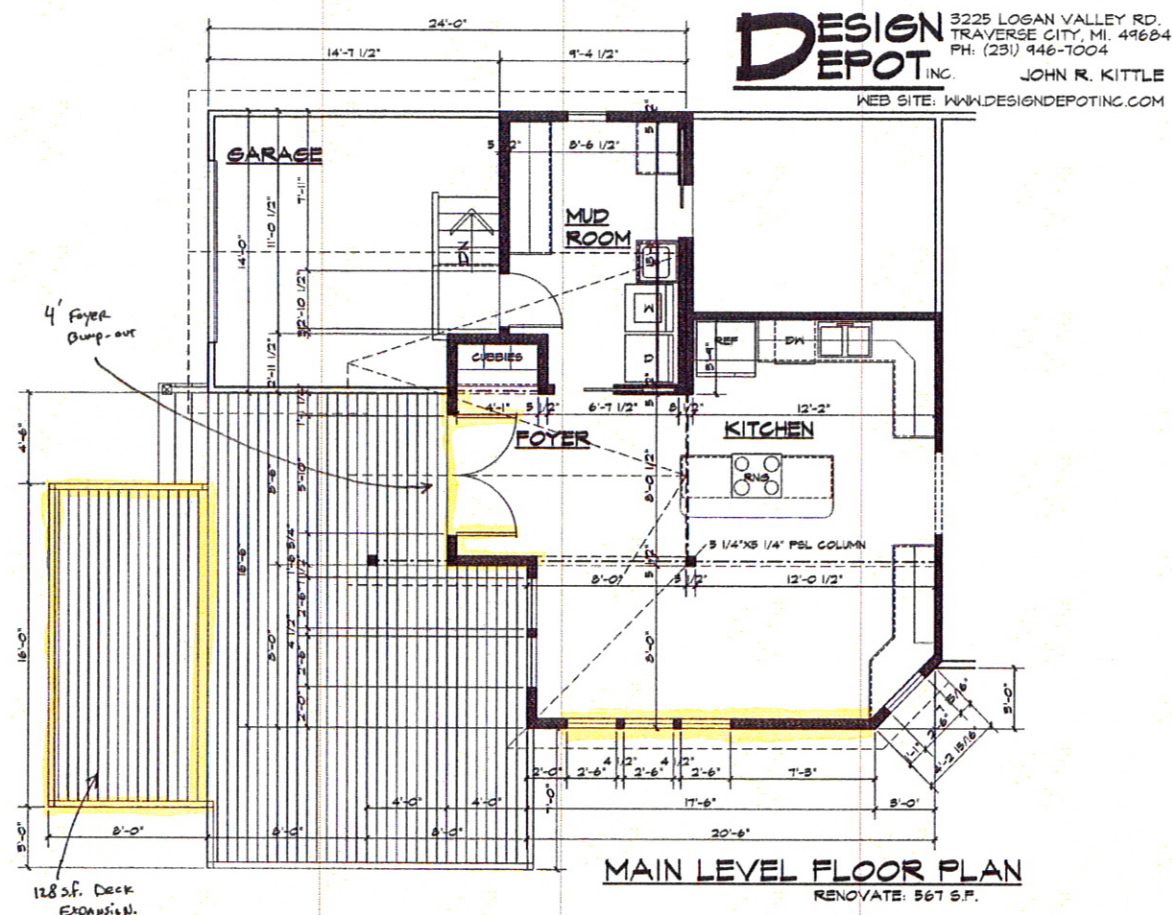






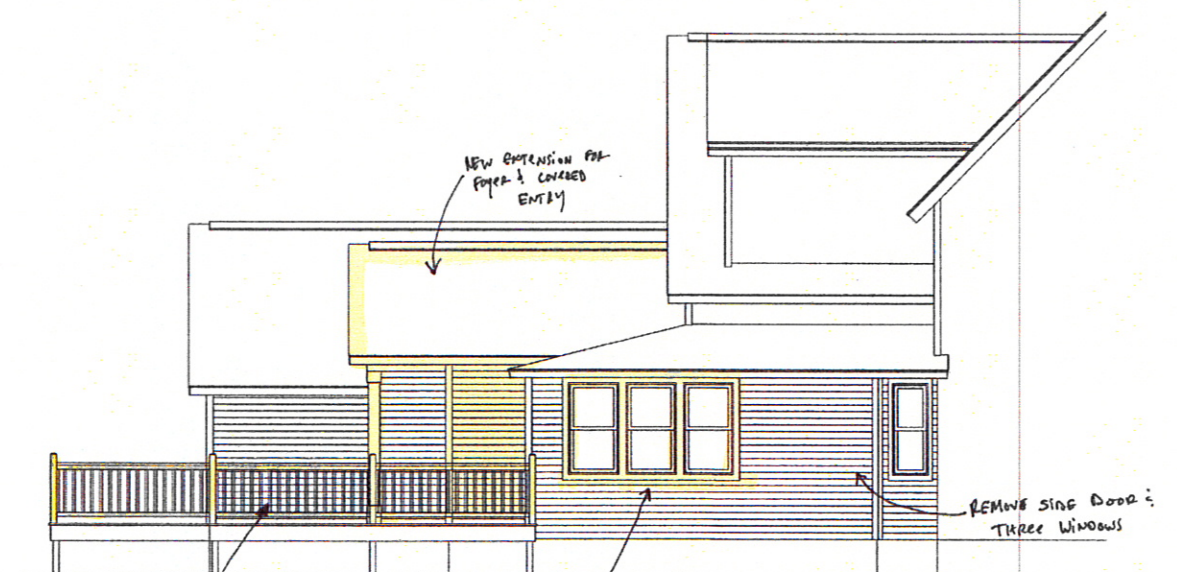
05/05/2014





**SOUTH SIDE ELEVATION**

**DESIGN DEPOT INC.**  
3225 LOGAN VALLEY RD.  
TRAVERSE CITY, MI. 49684  
PH: (231) 946-1004  
JOHN R. KITTLE  
WEB SITE: WWW.DESIGNDEPOTINC.COM



**EAST SIDE ELEVATION**

REMOVE LATTICE FENCE/HANDRAIL AND REPLACE w/ SPIRALS. (AREA TO BE LANDSCAPED w/ TREES, BUSHES, ETC FOR PRIVACY)

REFRAME WALL TO COOR & REPLACE EXISTING WINDOWS w/ MORE EFFICIENT.

**DESIGN DEPOT INC.**  
3225 LOGAN VALLEY RD.  
TRAVERSE CITY, MI. 49684  
PH: (231) 946-1004  
JOHN R. KITTLE  
WEB SITE: WWW.DESIGNDEPOTINC.COM





TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 1-23-15  
12-11-14

Property Address: 319 W. 8th St.

Local Historic District: CENTRAL NEIGHBORHOOD

Existing Zoning Classification: R-1b

Architectural / Design Firm: \_\_\_\_\_

Address: \_\_\_\_\_

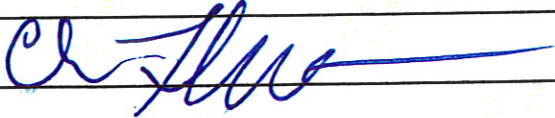
Description of Plans: ~~DEMOLISH REAR PORTION OF HOME,~~  
NEW REAR ADDITION WITH DECK AND  
NEW FRONT PORCH

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: CHRIS FIFAREK Phone: 231-360-3221 Fax: \_\_\_\_\_

Address: 13046 CENTER ROAD, TC MI

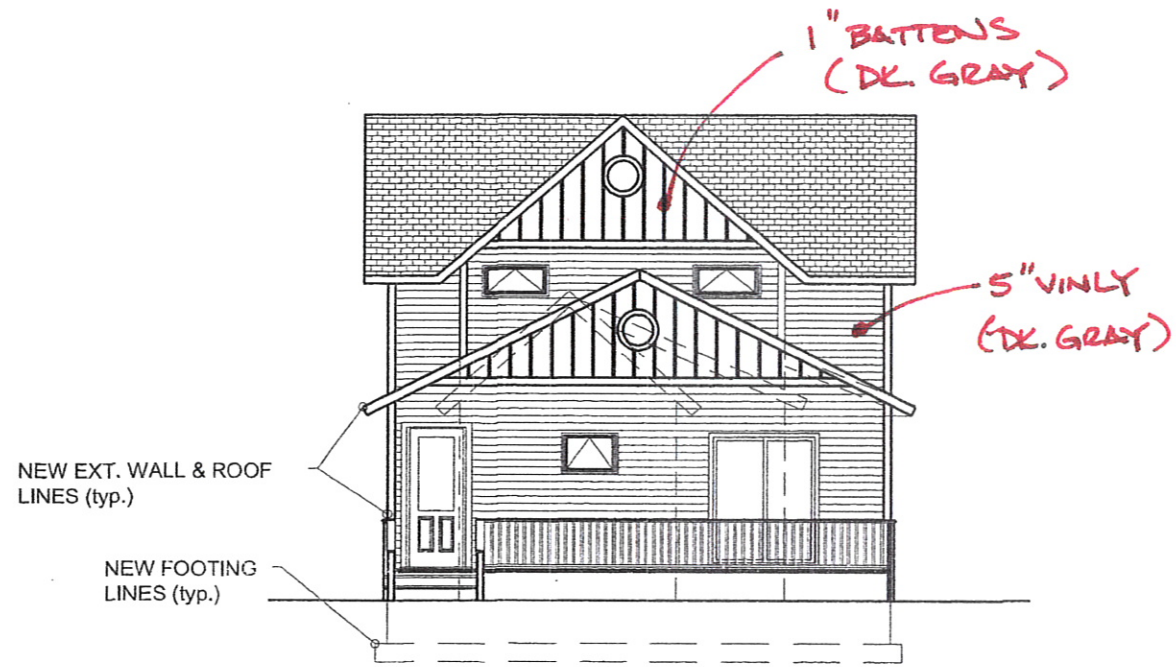
Signature of Owner: \_\_\_\_\_

Signature of Applicant (if different): 

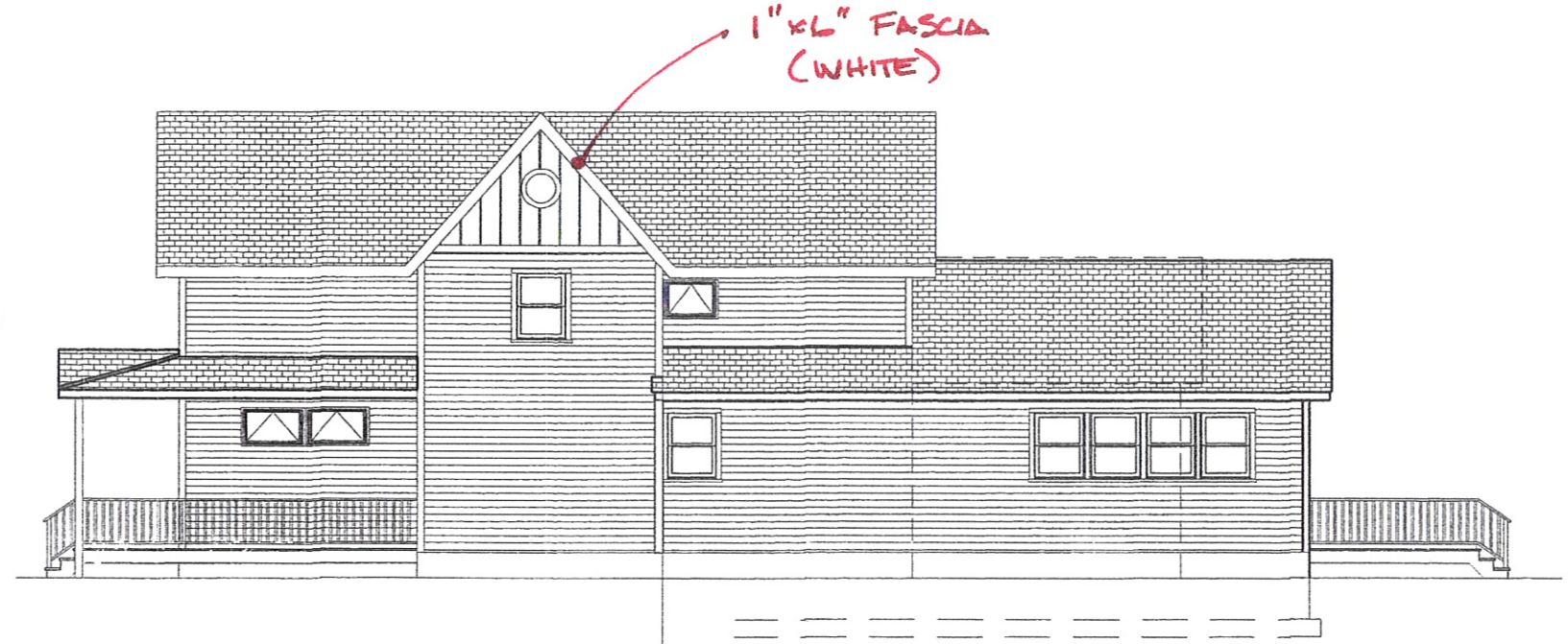
Relationship of Applicant to Owner: \_\_\_\_\_



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Jan 23, 2015 - 5:33am



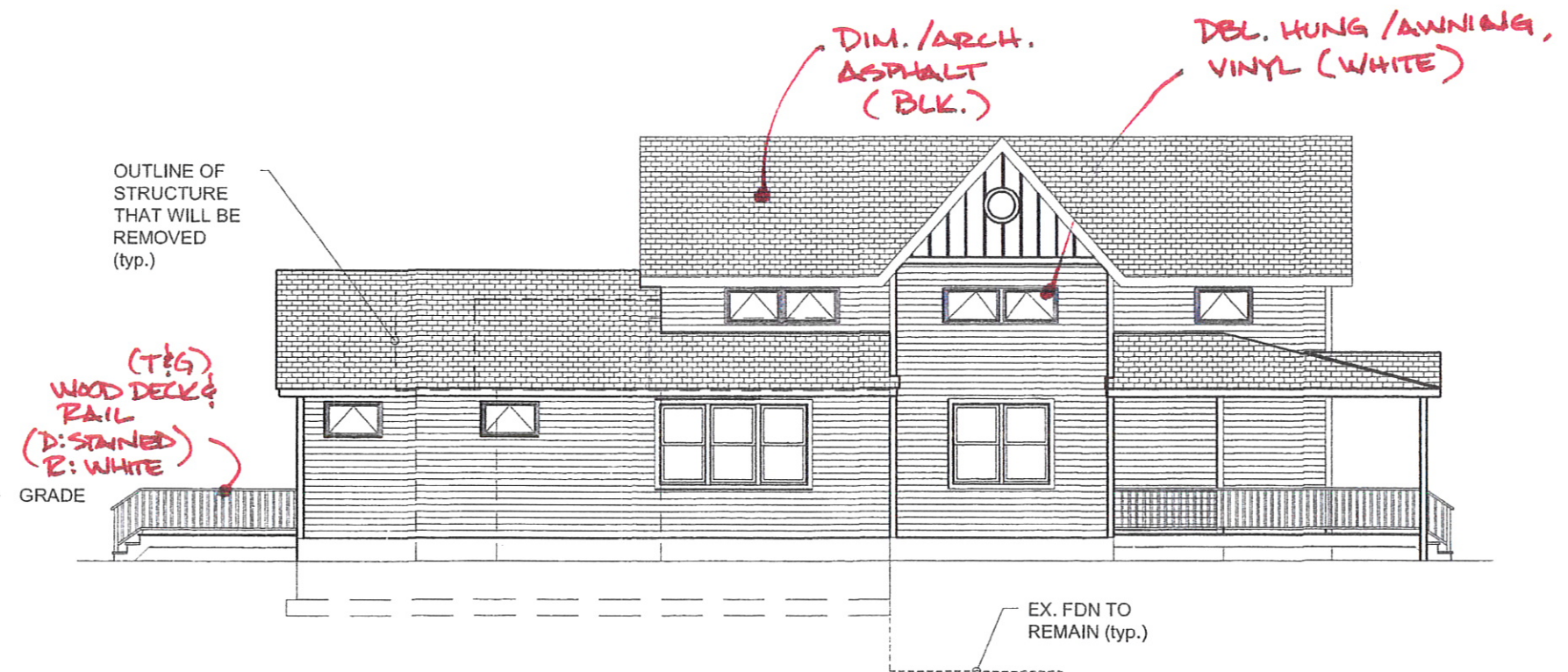
SOUTH ELEVATION  
SCALE: 3/32" = 1'



WEST ELEVATION  
SCALE: 3/32" = 1'



NORTH ELEVATION  
SCALE: 3/32" = 1'

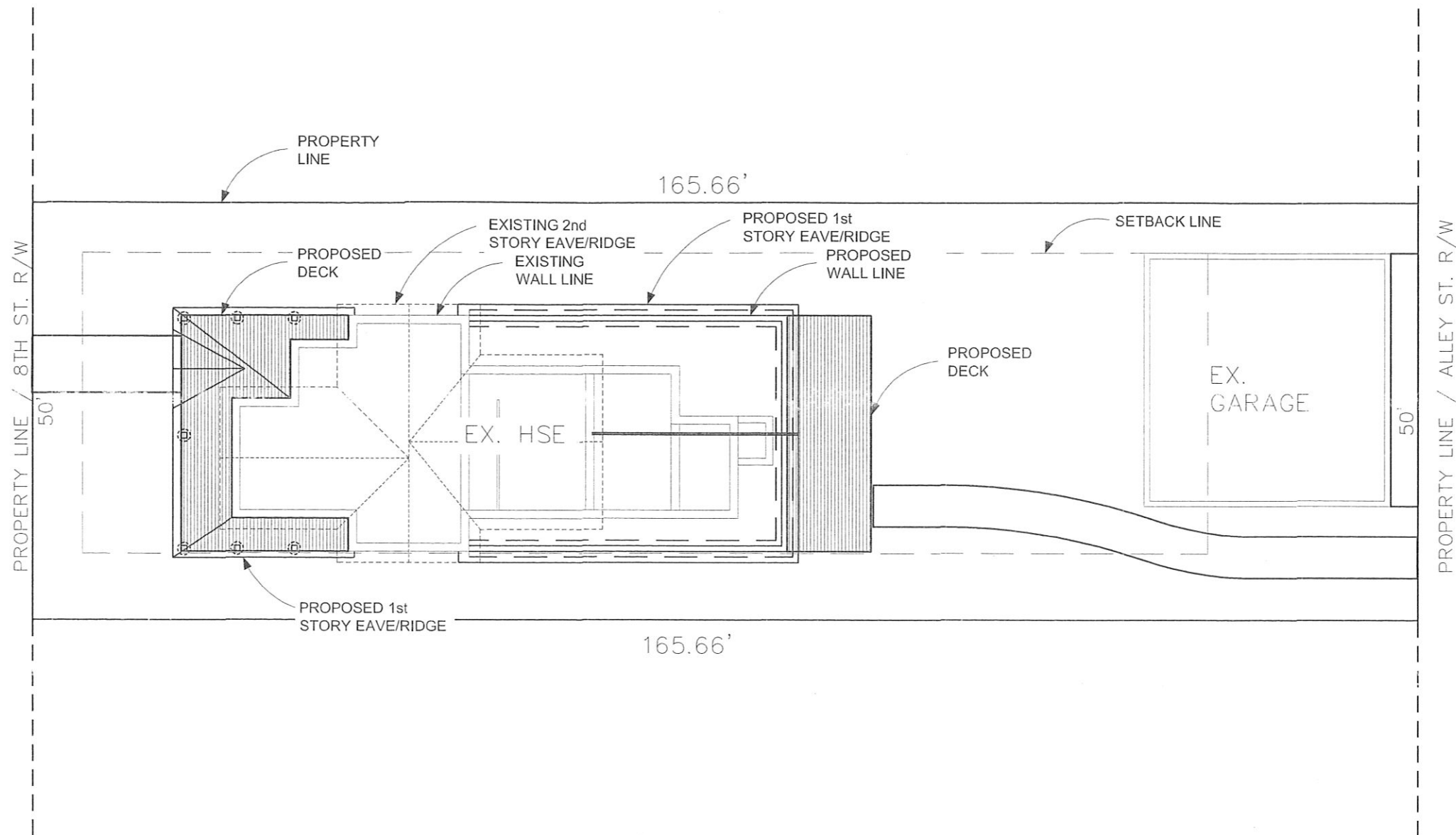


EAST ELEVATION  
SCALE: 3/32" = 1'

NO.	REVISIONS	DATE
1	AGENCY REVIEW SET	11/19/2014
2	HISTORIC REVIEW SET	12/11/2014
3	OWNER REVIEW SET A	8/19/2015
4	REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS	



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Jan 23, 2015 - 5:15pm



#### PROPERTY INFORMATION:

ZONING	- R1B, (SMALL LOT, SINGLE FAMILY)
SITE AREA	- ~16,100 SFT 0.40 ACRES
UTILITIES AVAILABLE	- U/G ELECTR., - U/G/ GAS, - WATER & SEWER - CABLE COMM.

#### SETBACKS:

FRONT	- WITHIN 4' OF AVERAGE EXISTING SETBACKS ON THE BLOCK, NO CLOSER THAN 6'
SIDE YARD	- 6' (ONE SIDE) / 14' AGGREGATE
REAR YARD	- 25'

#### BUILDING INFORMATION:

SITE AREA	- 8,283 SFT
PROP. BLDGS	- 2,624 SFT
WALKS / DRIVES	- 429 SFT
IMPERVIOUS	- 37% (45% MAX.)
GARAGE	- 2 CARS / UNIT

NO.	REVISIONS	BY	DATE
1	ISSUE REVIEW SET	JBS	11/19/2014
2	ISSUE REVIEW SET	JBS	12/17/2014
3	ISSUE REVIEW SET B	JBS	01/19/2015
4			

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

FIFAREK PROPERTIES  
GRAND TRAVERSE COUNTY, MICHIGAN  
319 W. 8TH STREET REMODEL

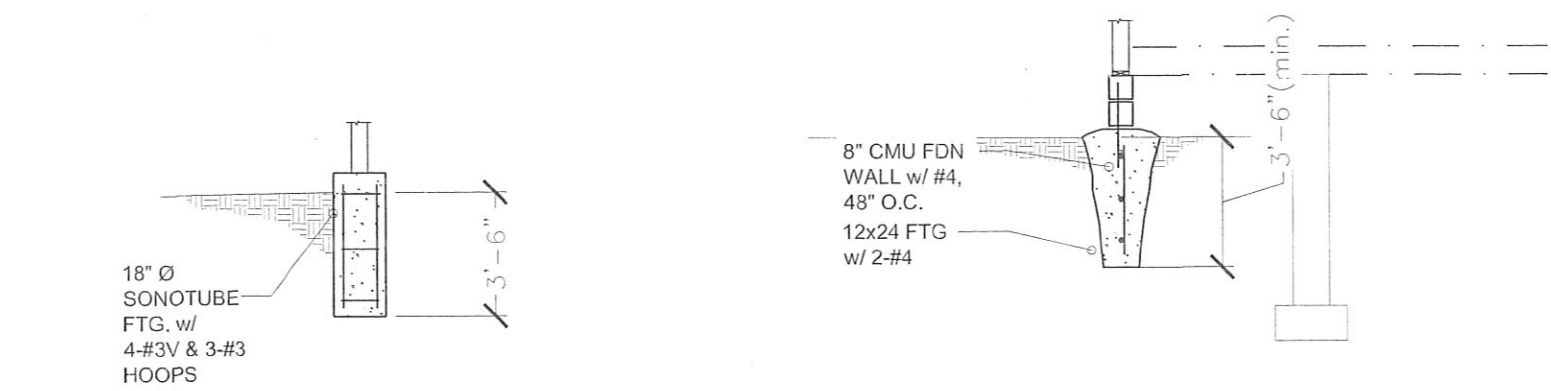
SITE PLAN

CLIENT	FIFAREK
PROJECT	1407002-002
PROJECT MGR	JBS
ENGINEER	HGG
CAD FILE	FIFAREK8THRV06
EDIT	JBS01192015
DRAWING SCALE	VARIES
PLOT SCALE	1:1
SHEET NO.	

C1.0

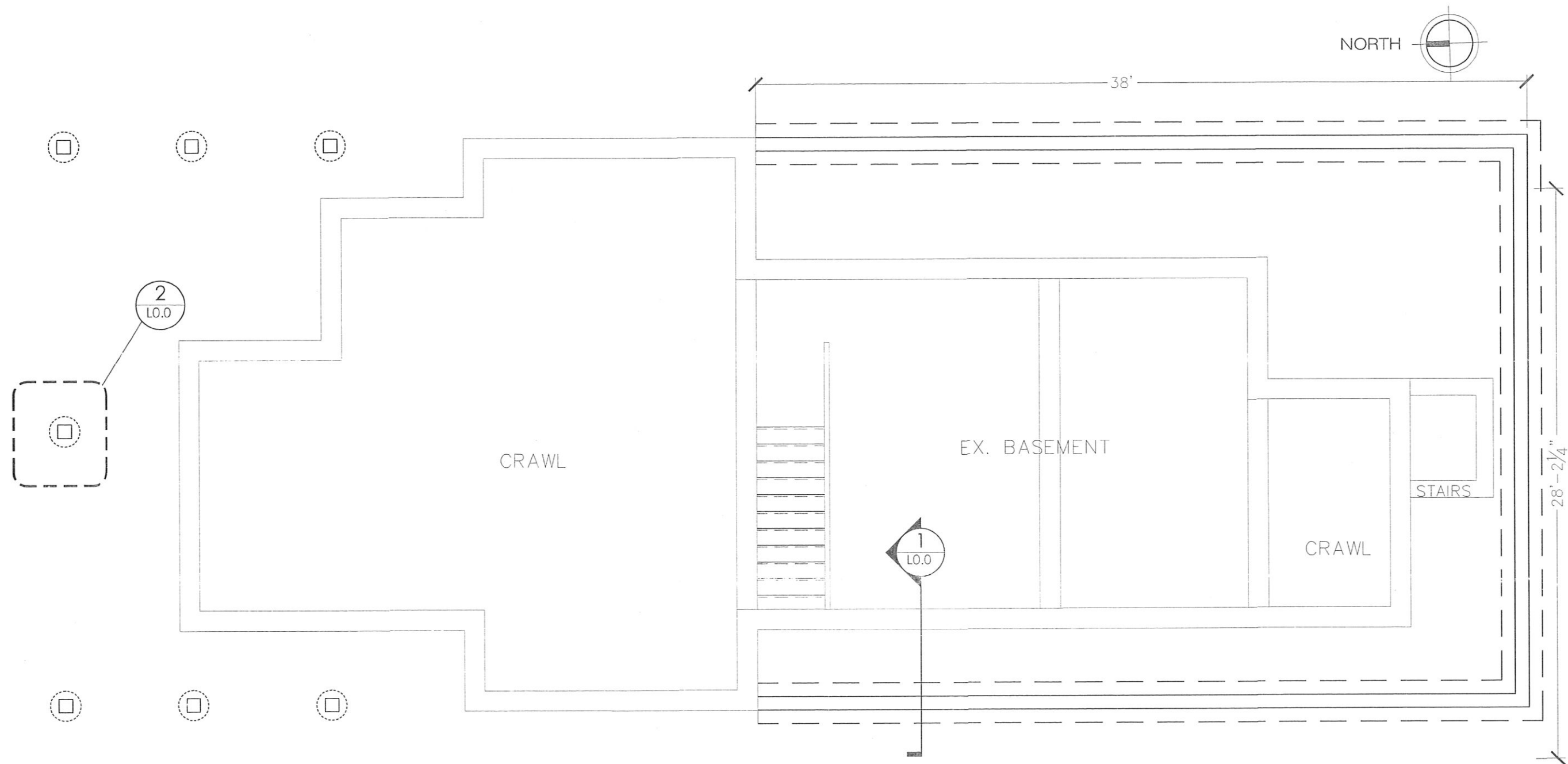
THE SCHIFFER GROUP, INC. III  
ENGINEERING  
THE WOLVERINE BUILDING, 1011 E. EIGHTH STREET  
TRAVERSE CITY, MICHIGAN 49666  
231.360.6190

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Jan 23, 2015 - 5:39am



2  
L.O.O  
DECK FTG.  
SCALE: 3/16" = 1'

1  
L.O.O  
FDN. SECTION  
SCALE: 3/16" = 1'



FOUNDATION PLAN  
0 2' 4' 8' 16'  
SCALE: 3/16" = 1'

- GENERAL FOUNDATION NOTES
1. SUBGRADE TO BE COMPACTED AND TESTED FOR MIN. 2,000 PSF BEARING CAPACITY.
  2. CONCRETE TO BE MIN. F'C = 3500 PSI W/ AIR ENTRAINMENT.
  3. REINFORCEMENT TO BE FY = 60,000 PSI
  4. TOP OF DECK FTG.S TO BE MIN. 3" ABOVE GRADE.

**THE SCHIFFER GROUP, INC.**  
ENGINEERING  
THE WOLVERINE BUILDING, 1011 E. EIGHTH STREET  
TRAVERSE CITY, MICHIGAN 49606  
231.360.6190

NO.	REVISIONS	BY	DATE
1	AGENCY REVIEW SET	JBS	11/19/2014
2	STUDIO REVIEW SET	JBS	12/1/2014
3	CADSET REVIEW SET 8	JBS	01/14/2015
4			

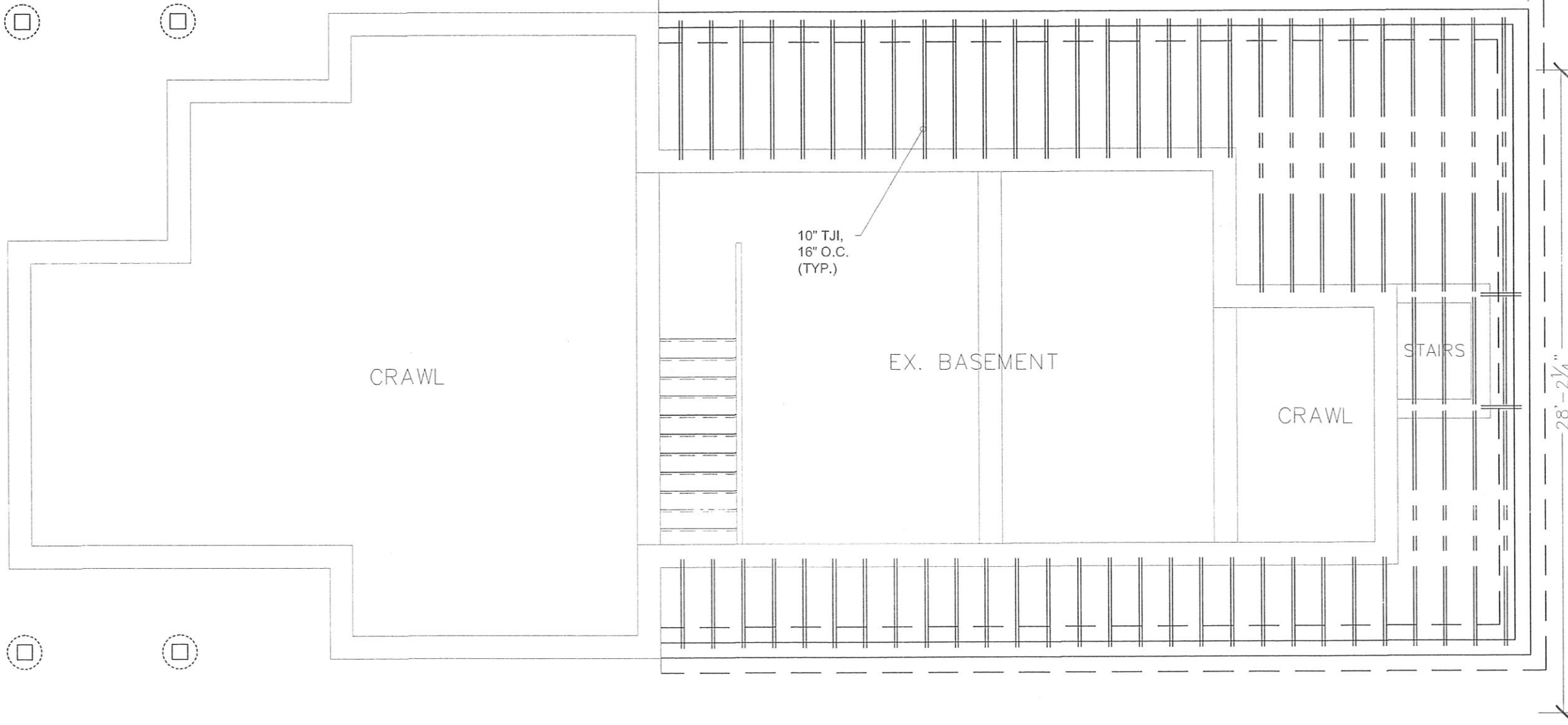
REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

FIFAREK PROPERTIES  
GRAND TRAVERSE COUNTY, MICHIGAN  
319 W. 8TH STREET REMODEL

FOUNDATION PLAN

CLIENT	FIFAREK
PROJECT	1407002-002
PROJECT MGR	JBS
ENGINEER	HGG
CAD	FIFAREK@THRV08
EDIT	JBS01192015
DRAWING SCALE	VARIES
PLOT SCALE	1:1
SHEET NO.	L.O.O

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Jun 23, 2015 - 5:40am



1ST FLR. FRAMING PLAN  
0 2' 4' 8' 16'  
SCALE: 3/16" = 1'

**THE SCHIFFER GROUP, INC.**  
ENGINEERING

THE WOLVERINE BUILDING, 1011 E. EIGHTH STREET  
TRAVERSE CITY, MICHIGAN 49606  
231.360.6190

NO.	REVISIONS	BY	DATE
1	AGENCY REVIEW SET	JBS	11/19/2014
2	AGENCY REVIEW SET	JBS	12/11/2014
3	OWNER REVIEW SET 6	JBS	01/19/2015
4			

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

FIFAREK PROPERTIES  
GRAND TRAVERSE COUNTY, MICHIGAN  
319 W. 8TH STREET REMODEL

FIRST FLOOR FRAMING

CLIENT	FFAREK
PROJECT	1407002-002
PROJECT MGR	JBS
ENGINEER	HGG
CAD FILE	FFAREK8THRV06
CDT	JBS01192015
DRAWING SCALE	VARIES
PLOT SCALE	1:1
SHEET NO.	L0.1

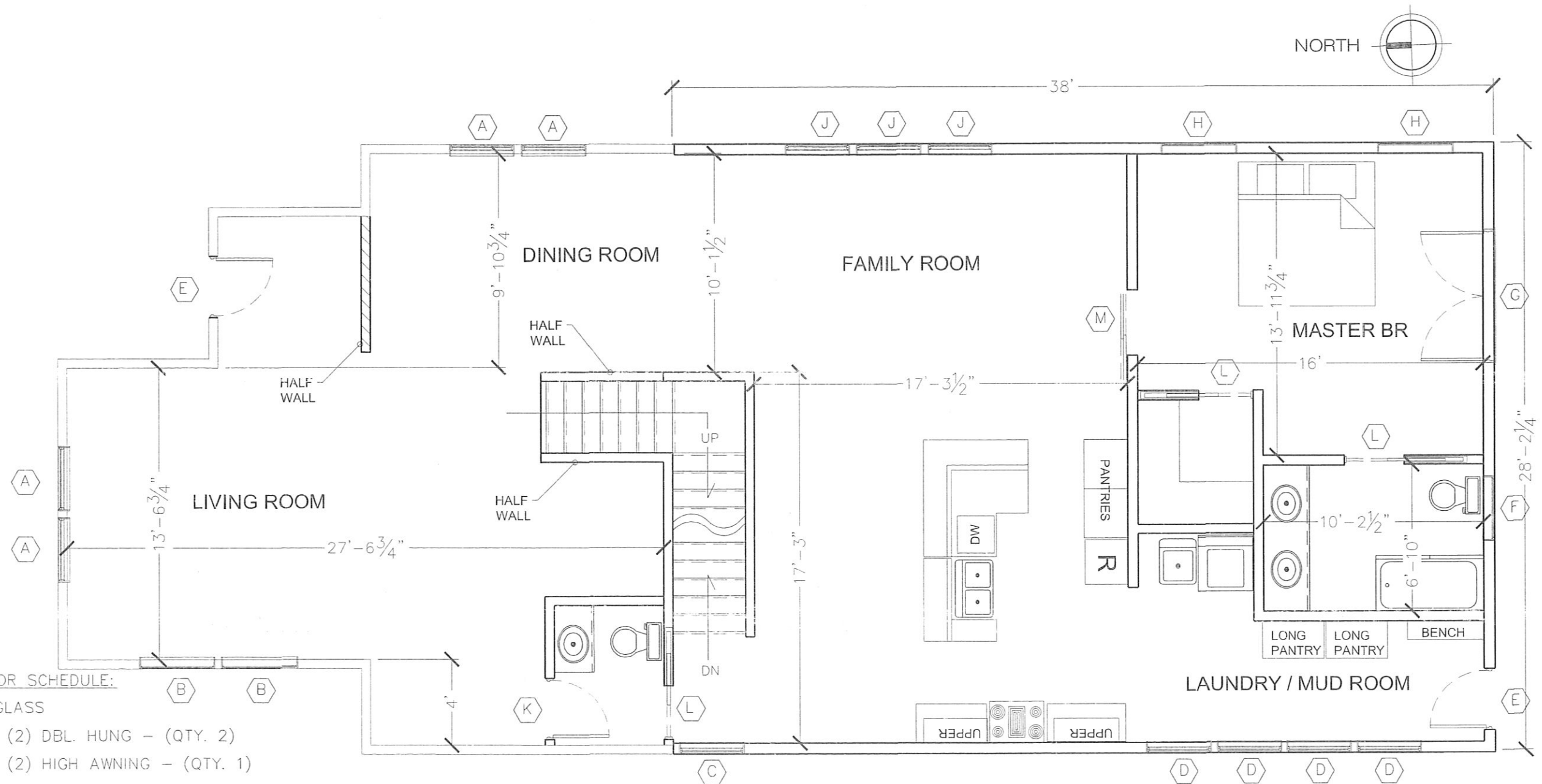


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Jan 21, 2015 - 10:05am

# WINDOW & DOOR SCHEDULE:

\* TEMPERED GLASS

- (A) 3'0"x5'0" (2) DBL. HUNG - (QTY. 2)
- (B) 3'6"x2'0" (2) HIGH AWNING - (QTY. 1)
- (C) 3'0"x4'0" (1) DBL. HUNG - (QTY. 1)
- (D) 3'0"x4'0" (4) DBL. HUNG - (QTY. 1)
- (E) 3'0"x6'8" GLAZED\* EXT. DOOR, LH INSWING, (1) - (QTY. 2)
- (F) 3'0"x2'0" (1) HIGH AWNING - (QTY. 1)
- (G) 3'0"x6'8" (2) EXT. FRENCH DOORS, FULLHEIGHT GLAZING\*, LH/RH INSWING - (QTY. 1)
- (H) 3'6"x2'0" (1) HIGH AWNING - (QTY. 2)
- (J) 3'0"x5'0" (3) DBL. HUNG - (QTY. 1)
- (K) 2'6"x6'8" INT. LH DOOR - (QTY. 1)
- (L) 2'6"x6'8" INT. POCKET DOOR - (QTY. 3)
- (M) OWNER SUPPLIED SLIDER DOOR ASSEMBLY - (QTY. 1)



0 2' 4' 8' 16'  
SCALE: 3/16" = 1'

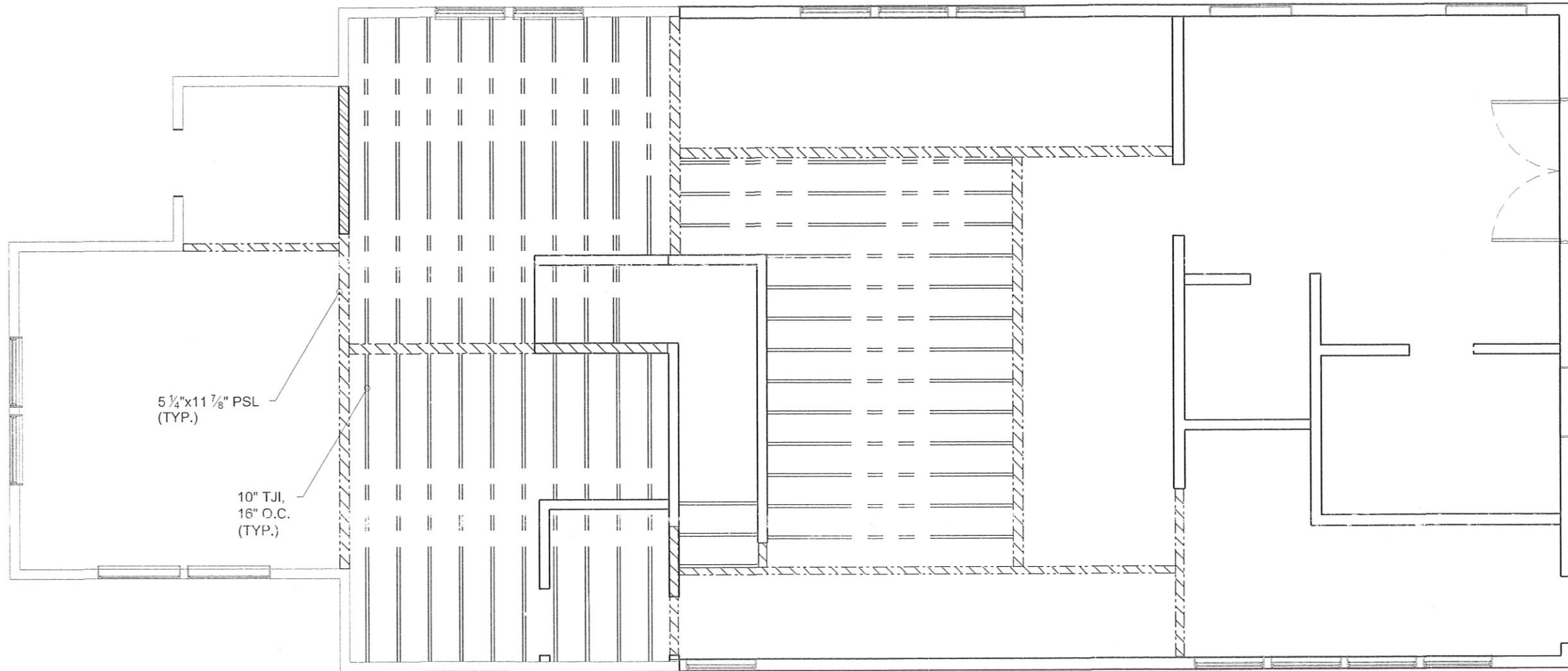
THE SCHIFFER GROUP, INC. III  
ENGINEERING  
THE WOLVERINE BUILDING, 1011 E. EIGHTH STREET  
TRAVERSE CITY, MICHIGAN 49606  
231.360.6190

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMIT SET	AS	11/19/2014
2	ISSUED FOR REVIEW SET	AS	12/11/2014
3	OWNER REVIEW SET B	AS	01/19/2015
4	REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS		

FIFAREK PROPERTIES  
GRAND TRAVERSE COUNTY, MICHIGAN  
319 W. 8TH STREET REMODEL  
MAIN FLOOR LAYOUT

CLIENT	FIFAREK
PROJECT	1407002-002
PROJECT WORK	JBS
ENGINEER	HGG
CAD FILE	FIFAREK8THRV06
EDIT	JBS01192015
DRAWING SCALE	VARIES
PLOT SCALE	1/1
SHEET NO.	L1.0

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Jan 21, 2015 - 10:05am



0 2' 4' 8' 16'  
SCALE: 3/16" = 1'



**THE SCHIFFER GROUP, INC. III**  
**ENGINEERING**  
THE WOLVERINE BUILDING, 1011 E. EIGHTH STREET  
TRAVERSE CITY, MICHIGAN 49686  
231.360.0190

NO.	REVISIONS	BY	DATE
1	ARCHITECT REVIEW SET	JBS	11/19/2014
2	STRUCTURE REVIEW SET	JBS	12/11/2014
3	OWNER REVIEW SET B	JBS	01/14/2015
4	RECEIVED BY ARCHITECTURE WITH CONSTRUCTION RECORDS		

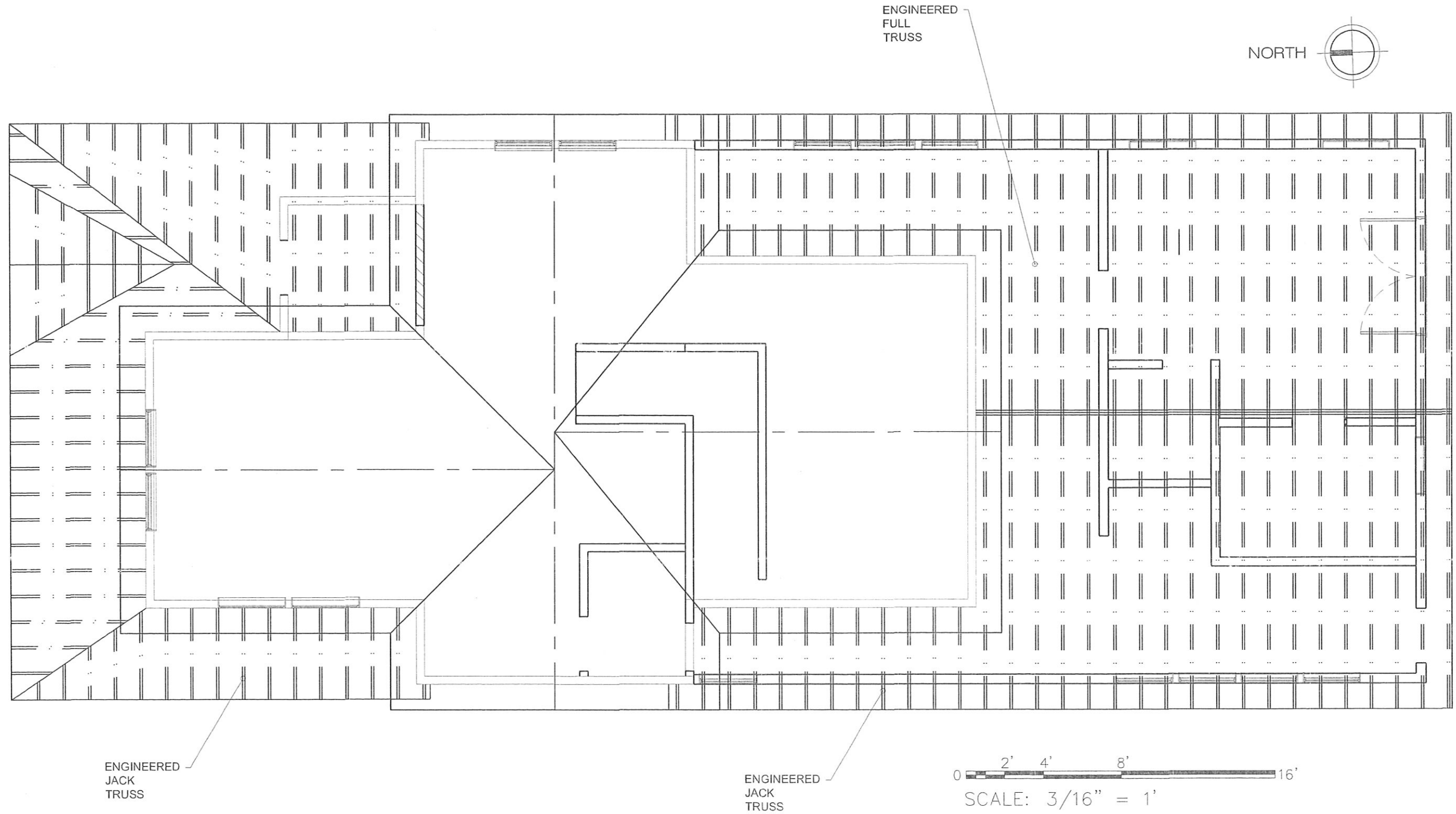
FIFAREK PROPERTIES  
GRAND TRAVERSE COUNTY, MICHIGAN  
319 W. 8TH STREET REMODEL

2ND FLOOR FRAMING

CLIENT	FIFAREK
PROJECT	1407002-002
PROJECT WORK	JBS
ENGINEER	HGG
CAD FILE	FIFAREK8THRV06
DATE	JBS01192015
DRAWING SCALE	VARIES
PLOT SCALE	1:1

SHEET NO.  
**L1.0**

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Jan 21, 2015 - 10:05am



**THE SCHIFFER GROUP, INC.**  
ENGINEERING  
THE WOLVERINE BUILDING, 1011 E. EIGHTH STREET  
TRAVERSE CITY, MICHIGAN 49606  
231.360.6190

NO.	REVISIONS	BY	DATE
1	ADJUST REVIEW SET	JBS	11/19/2014
2	ISSUE REVIEW SET	JBS	12/17/2014
3	OWNER REVIEW SET &	JBS	01/19/2015
4	REVISED BY ARCHITECT WITH CONSTRUCTION RECORDS		

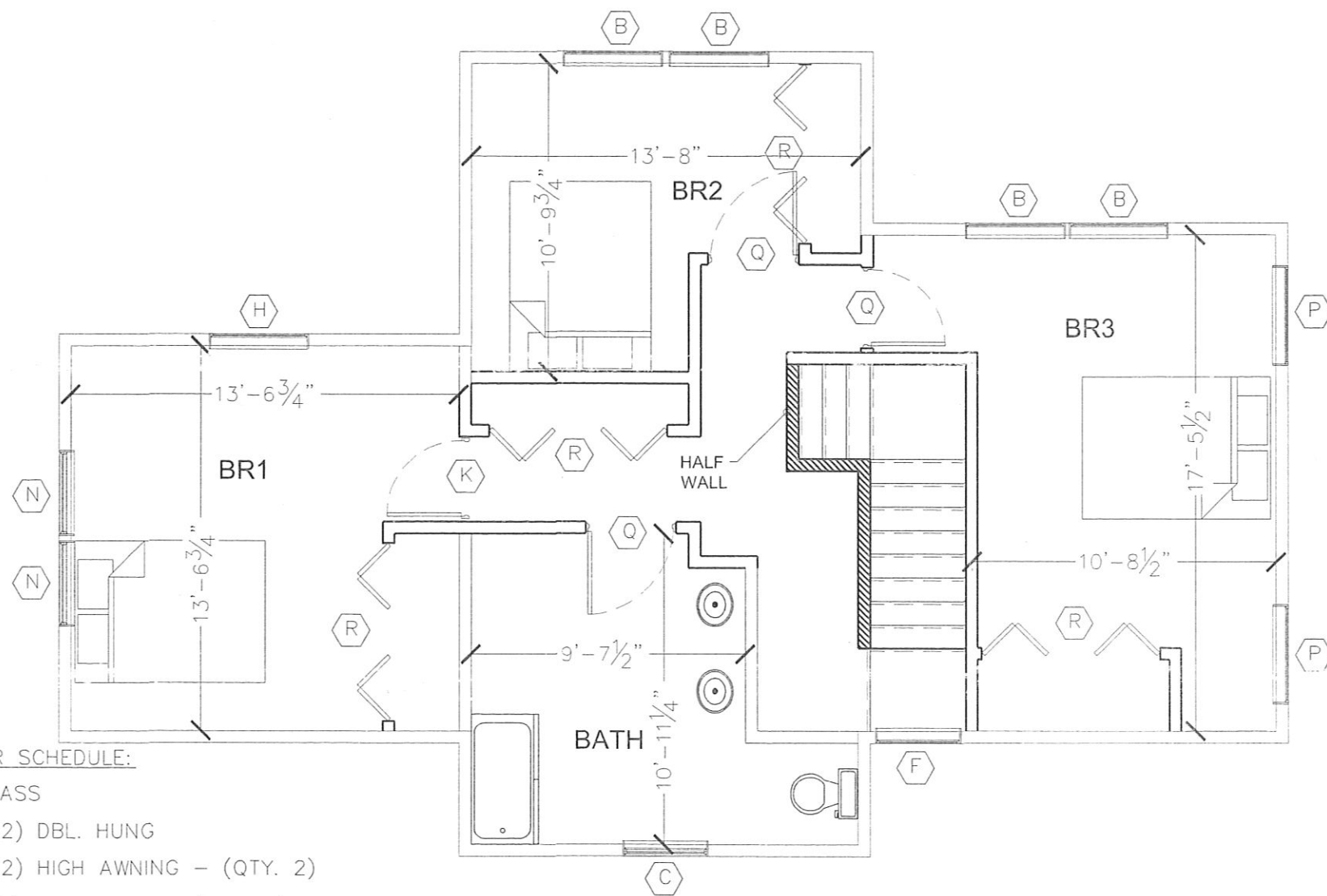
FIFAREK PROPERTIES  
GRAND TRAVERSE COUNTY, MICHIGAN  
319 W. 8TH STREET REMODEL

1ST FLOOR ROOFING

CLIENT	FIFAREK
PROJECT	1407002-002
PROJECT WORK	JBS
ENGINEER	HGG
CAD FILE	FIFAREK8THRV06
DATE	JBS01192015
DRAWING SCALE	VARIES
PLOT SCALE	1:1
SHEET NO.	

L1.2

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Jan 21, 2015 - 10:06am



WINDOW & DOOR SCHEDULE:

\* TEMPERED GLASS

- (A) 3'0"x5'0" (2) DBL. HUNG
- (B) 3'6"x2'0" (2) HIGH AWNING - (QTY. 2)
- (C) 3'0"x4'0" (1) DBL. HUNG - (QTY. 1)
- (D) 3'0"x4'0" (4) DBL. HUNG
- (E) 3'0"x6'8" GLAZED\* EXT. DOOR, LH INSWING
- (F) 3'0"x2'0" (1) HIGH AWNING - (QTY. 1)
- (H) 3'6"x2'0" (1) HIGH AWNING - (QTY. 1)
- (J) 3'0"x5'0" (3) DBL. HUNG
- (K) 2'6"x6'8" INT. LH DOOR - (QTY. 1)
- (L) 2'6"x6'8" INT. POCKET DOOR
- (N) 3'0"x4'0" (2) DBL. HUNG - (QTY. 1)
- (P) 3'6"x1'6" (2) HIGH AWNING - (QTY. 2)
- (Q) 2'6"x6'8" INT. RH DOOR - (QTY. 3)
- (R) 6'0"x6'8" (2) BI-FOLD DOORS - (QTY. 4)

0 2' 4' 8' 16'  
SCALE: 3/16" = 1'



NO.	REVISIONS	BY	DATE
1	ISSUED REVIEW SET	JBS	11/19/2014
2	ISSUED REVIEW SET	JBS	12/17/2014
3	ISSUED REVIEW SET	JBS	01/19/2015
4	REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS		

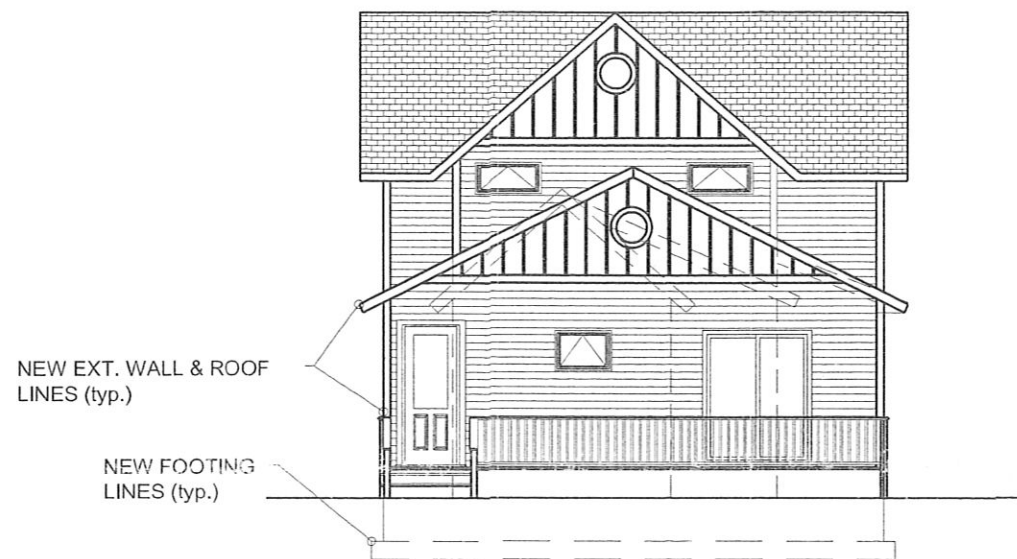
FIFAREK PROPERTIES  
GRAND TRAVERSE COUNTY, MICHIGAN  
319 W. 8TH STREET REMODEL

SECOND FLOOR LAYOUT

CLIENT	FIFAREK
PROJECT	1407002-002
PROJECT WORK	JBS
ENGINEER	HGG
CAD FILE	FIFAREK8THRV06
DATE	JBS01192015
DRAWING SCALE	VARIES
PLOT SCALE	1:1
SHEET NO.	L2.0



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Jun 23, 2015 5:53am



SOUTH ELEVATION  
SCALE: 3/32" = 1'



WEST ELEVATION  
SCALE: 3/32" = 1'



NORTH ELEVATION  
SCALE: 3/32" = 1'



EAST ELEVATION  
SCALE: 3/32" = 1'

NO.	REVISIONS	BY	DATE
1	ADDITIONAL REVIEW SET	JBS	11/19/2014
2	REVISION REVIEW SET	JBS	12/11/2014
3	OWNER REVIEW SET	JBS	01/19/2015
4	REVISION REVIEW SET	JBS	01/19/2015

CLIENT	FIFAREK
PROJECT	1407002-002
PROJECT WORK	JBS
ENGINEER	HGG
CAD	FIFAREK8THV06
EDIT	JBS01192015
DRAWING SCALE	VARIES
PLOT SCALE	1:1
SHEET NO.	L4.S